
Cabinet Member for Housing and Communities

9 March 2022

Name of Cabinet Member:

Cabinet Member for Housing and Communities – Councillor D Welsh

Director Approving Submission of the report:

Director of Streetscene and Regulatory Services

Ward(s) affected:

Earlsdon Ward

Title:

Proposed Earlsdon Conservation Area – Public Consultation

Is this a key decision?

No – Although the matters within the proposals propose to impact permitted development rights within the area proposed for designation.

Executive Summary:

The Coventry City Local Plan states the intention to consider the Earlsdon district of the city for conservation area status, draft documentation has now been produced aligned to this commitment and this is now sought approval to be taken to public consultation.

A Conservation Area recognises the unique characteristics of an area and seeks to protect and enhance these. An Area Appraisal and Management Plan have been developed to this end and public comment is now sought on both documents.

In order to ensure that specific matters are considered in the context of the Appraisal and Management Plan, limited changes to Permitted Development rights are proposed, via an Article 4 direction, which would result in planning applications being submitted in these circumstances.

Recommendation:

The Cabinet is requested to:

- 1) Approve a public consultation, for six weeks during March and April 2022, on the Earlsdon Conservation Area proposal.

List of Appendices included:

Appendix 1 – Earlsdon Conservation Area Appraisal

Appendix 2 – Earlsdon Conservation Area Management Plan

Appendix 3 – Associated Article 4 Direction

Background papers:

None

Other useful documents

Coventry City Local Plan 2011-2031

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title:**Proposed Earlsdon Conservation Area – Public Consultation****1. Context (or background)**

- 1.1. The development of the proposed Earlsdon Conservation Area is a commitment made in Local Plan at Policy HE1.
- 1.2. Community workshops were undertaken in 2016, seeking the views of local people in identifying the special characteristics of the area, and highlighting issues which are seen to require control in order that the special character of the area is retained for future generations.
- 1.3. Following a period where the Local Plan was adopted and a new Urban Design and Conservation team were brought into place a Conservation Area Appraisal has been produced, alongside a Management Plan which seeks to reflect the findings, whilst building a sound evidence base on which future development proposals may be assessed in order to ensure responsiveness to the local context. These documents would now benefit from public consultation.
- 1.4. Alongside the draft Appraisal and Management Plan, a draft Article 4 Direction is included at Appendix 3 to the report. The implementation of this Direction would result in a proposed removal of elements Permitted Development rights to ensure applications are made to the planning authority for works which may affect the special character of the conservation area. These applications would then be determined in accordance with national and local policy, including the Conservation Area Appraisal and Management Plan.
- 1.5. It should be noted that as part of the public consultation of an Article 4 Direction it is appropriate to establish the implementation date of said Direction. It is proposed that the Direction come into force on the 1st July 2022, with the caveat that should the public consultation vary the nature of the Conservation Area or Article 4 that this date may be moved to a later date with Cabinet approval but may not be made sooner. This will be addressed fully in the post-consultation Cabinet Report.
- 1.6. In seeking to progress the Earlsdon Conservation Area designation as per our Local Plan commitments, approval is sought to progress to public consultation prior to anticipated adoption. Consultation is proposed for six weeks, in line with the Council's Statement of Community Involvement.

2. Options considered and recommended proposal

- 2.1. The City Council could choose not to progress the Earlsdon Conservation Area designation, however, given commitments made in the Local Plan and the public support for its progression noted at community workshops, this option is not recommended.
- 2.2. The recommended option is to move to public consultation upon the prepared documentation, progressing commitments in the Local Plan and seeking further inputs ahead of proposed adoption.

3. Results of consultation undertaken

- 3.1. This report has not been subject to consultation but proposes public consultation on the proposed Earlsdon Conservation Area.

4. Timetable for implementing this decision

Consultation will take place for six weeks during March and April. It is intended that a report will then be taken to Cabinet seeking approval to the designation.

5. Comments from the Chief Operating Officer (Section 151 Officer) and the Director of Law and Governance

5.1. Financial implications

There are no financial implications to the recommendation.

5.2. Legal implications

It is proposed to confirm the Conservation Area designation and associated Article 4 come into force on 1st July 2022

6. Other implications

6.1. How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)

The progression of the Earlsdon Conservation Area contributes toward the delivery of the following objectives of the Coventry Local Plan :

- Improving the quality of life for Coventry people by
 - creating an attractive, cleaner and greener city.
 - Maintaining the streetscene
 - The upkeep of parks and open spaces

6.2. How is risk being managed?

There is no risk associated with the recommendations, proposals are in line with previous commitments made in the Local Plan.

6.3. What is the impact on the organisation?

Whilst there is no impact on the organisation in the progressing to public consultation, upon future adoption of the conservation area, an increased planning caseload will result through the obligation for greater oversight of development proposals. Existing resources within the planning team are considered sufficient to deal with the likely scale of increase in workload.

6.4. Equality/ EIA

A full Equality and Impact Assessment (ECA) was undertaken as part of developing the Local Plan. As part of that analysis, the Council had due regard to its public sector equality duty under section 149 of the Equality Act (2010).

6.5. Implications for (or impact on) climate change and the environment

There is no direct impact from the recommendations of the report.

6.6. Implications for partner organisations?

None

Report author:

Name and job title:

Chris Styles
Urban Design & Heritage Manager

Service

Planning Policy and Environment – Planning and Regulation

Tel and email contact:

Tel: 02476 978179
Email: Chris.Styles@coventry.gov.uk

Enquiries should be directed to the above persons.

Contributor/approver name	Title	Service	Date doc sent out	Date response received or approved
Contributors:				
Usha Patel	Governance Services Officer	Law and Governance	16.02.2022	28.02.2022
David Butler	Head of Planning Policy and Environment	Streetscene and Regulatory Services	16.02.2022	18.02.2022
Rob Back	Strategic Lead Planning	Streetscene and Regulatory Services	16.02.2022	17.02.2022
Names of approvers for submission: (officers and members)				
Cath Crosby	Lead Accountant, Business Partnering, Place	Finance	16.02.2022	17.02.2022
Stuart Evans (ACS)	Planning and Highways Lawyer, Legal Services	Law and Governance	16.02.2022	17.02.2022
Andrew Walster	Director of Streetscene and Regulatory Services	-	16.02.2022	18.02.2022
Councillor D Welsh	Cabinet Member for Housing and Communities	-	18.02.2022	28.02.2022

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